

Approved Minutes: April 12, 2011

DRB Members present: Montgomery, Moore, Robertson, Splane, Herr.

Rob Splane leaves the meeting early due to recent surgery.

Public present: Gary Wynn, Jon Vick

Presenters:

Michael Schimpf, VC Industrial LLC and Michael Signes, Valley Center Towing

Lisa Matz and Scott Fleming, architect, Matz commercial Building, Old Castle Rd.

4:00 Lael Montgomery opened the meeting

Public Forum.

Gary Wynn notified the Board that he was planning on resubmitting plans for Portino's/Kerr Kruger Realty property for a waiver. Lael stated that new right of way standards were being rewritten, so he may want to review the standards before submitting. Re: Eye Care sign: The existing sign is a back lit sign purchased for a previous site. The owner has turned off the sign, and is asking permission to have it remain. Lael said she had discussed the situation with the business owner and had asked him to submit a sign design to the DRB. Gary also informed the DRB that he was approached by a potential new property/business owner who was inquiring about renting the property on the south east corner across Woods Valley Rd. from the Wynn Engineering building, for a low-end used car lot. Gary wanted input from the Board as to how we wanted him to respond to potential people setting up inappropriate uses. Lael said that allowable uses are determined by the County zoning code over which the DRB has no control except for site, architectural and landscaping design. If leasing the property triggers a B designator, any proposal would be subject to the design review and the VC design Guidelines.

Projects

1. Site Plan 3500-8-005: Valley Center Towing

28425 South Cole Grade Road

Michael Schimpf, VC Industrial LLC and Michael Signes, Valley Center Towing.

Mr. Schimpf, the property owner, leases space to several businesses. He explained the complicated process he has been through after buying the property and is now attempting to bring the property up to design standards. Michael Signes of VC Towing has previously been before the VC DRB for improvements. The previous property owner has been uncooperative, and there has been considerable controversy over the plan for road edge landscaping along Cole Grade Road. Mr. Schimpf brought a proposed new plan for landscaping that moves the chain link fence back from Cole Grade Road, installs pepper trees to screen the fence, and plants the south property boundary. The DRB approves the concept (5-0), and, due to previous experience with the County's loss of attachments, asks for the new landscaping proposal to be incorporated into the site and landscaping plans that will be submitted to the County. Mr. Signes will do this and bring the plans to Lael this week for stamping

There was discussion about signage. A monument sign with separate directional signs were requested. The DRB requested that samples be emailed to Jeff Herr to review. A second sign is not typically allowed for in the standards, and the DRB also is aware of the confusion of finding the separate businesses on the property, so signage is still an unresolved issue. Mr. Schimpf will re-design the sign and submit a new concept to Jeff Herr later this week.

Moore motioned, seconded by Herr that Landscaping only is approved at the time that it is presented to Lael. Lael also agreed to contact Diane Buell at the County to discuss the difference between our approved copy and the County approved plan, what we are doing with the owner and how it is proceeding.

2.S10-013 Site Plan Replacement: Matz Commercial Building 8719 Old Castle Road

Lisa Matz and Scott Fleming returned regarding the road standards exception and improvements that were in question at the previous meeting, and the revision of the landscaping plan. The revised plans reflect these changes.

Changes include moving the parking lot back out of the flood zone. There is now a drainage basin that requires grading. This will be a natural swale design and will be planted with typical plant material that filters the water and keeps storm water on the property. There are no improvements required for Indian Hill Rd.

The existing mature oaks are shown on the revised drawings, as well as a completely revised landscape plan. Moore asked that some of the Catalpa be changed to Choriza. Susan will send suggestions to the architect who agrees to incorporate these into another round of revisions.

There is also discussion about techniques to protect of the existing oaks during construction. Moore suggested some ways this could be done to prevent damage to the trees. She will also recommend plant material that will grow with the oaks companionably, and that the annuals specified on the plan be kept in planters around the building.

The DRB asked that the existing Oaks be added to the Landscaping plan. Also, we asked about the lighting, and that it should follow the standards in the Design Guidelines. The Board verbally approved the plan providing these additional revisions are made.

4. Minutes Approved

March, 2011 meeting minutes were approved. Motion by Robertson, seconded by Herr, unanimously approved.

The median on Valley Center Rd. was discussed and it was decided that Moore draft a letter regarding the trees and plant material, maintenance etc. to Michael Long, and forward it to Lael for input. She will then send it to Michael from the DRB.
Lael officially adjourned the meeting at 5:25 PM.